039.A	0007	0009.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	878,300	/	878,300
USE VALUE:	878,300	/	878,300
ASSESSED:	878,300	/	878,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1:	BIYIKLI EMRE & SENEM
Owner 2:	
Owner 3:	
Street 1:	9 PURCELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NGUYEN MANUEL -
Owner 2:	-
Street 1:	9 PURCELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2011, having primarily Vinyl Exterior and 2810 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	878,300			878,300
Total Card	0.000	878,300			878,300
Total Parcel	0.000	878,300			878,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.56 /Parcel: 312.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313279
GIS Ref:
GIS Ref:
Insp Date: 05/23/18

PREVIOUS ASSESSMENT

Parcel ID: 039.A-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	878,300	0	.		878,300		Year end	12/23/2021
2021	102	FV	796,500	0	.		796,500		Year End Roll	12/10/2020
2020	102	FV	782,300	0	.		782,300	782,300	Year End Roll	12/18/2019
2019	102	FV	763,200	0	.		763,200	763,200	Year End Roll	1/3/2019
2018	102	FV	694,200	0	.		694,200	694,200	Year End Roll	12/20/2017
2017	102	FV	622,300	0	.		622,300	622,300	Year End Roll	1/3/2017
2016	102	FV	622,300	0	.		622,300	622,300	Year End	1/4/2016
2015	102	FV	545,200	0	.		545,200	545,200	Year End Roll	12/11/2014

!15881!

PRINT

Date	Time
12/30/21	21:32:24

LAST REV

Date	Time
05/27/20	09:37:30
jorourke	

PAT ACCT. 15881

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGUYEN MANUEL,	157-65	2	3/25/2020		985,000	No	No		
MOREAU GREGORY	125-56		4/26/2013		621,000	No	No		
RJJJ LLC,	118-69		9/29/2011		520,000	No	No		

USER DEFINED

Prior Id # 1:	26180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1013	Redo Bat	13,500		8/18/2044			Remodel.

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	SQ Returned	JO	Jenny O
5/23/2018	Measured	DGM	D Mann
8/18/2014	Info Fm Prmt	PC	PHIL C
1/30/2012	NEW CONDO	BR	B Rossignol
12/29/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8251																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.4	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.71352315
Const Adj.:	0.99989998
Adj $ / SQ:	178.363
Other Features:	70884
Grade Factor:	1.21
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	899887
Depreciation:	21597
Depreciated Total:	878290

COMMENTS

OF=XTRA SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	280.56
Special Features:	0	Val/Su Net:	312.56
Final Total:	878300	Val/Su SzAd	312.56

SKETCH

UnSketched SubAreas:
GLA: 2810,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,810	178.360	501,200
Net Sketched Area:		2,810	Total:	501,200
Size Ad	2810	Gross Area	2810	FinArea 2810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

039.A-0007-0009.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	